#### APPENDIX A ZONING\*

\*Editor's note: Printed herein are the zoning regulations of the city, as adopted by Ord. No. O-81-1 on January 19, 1981. Amendments to the ordinance are indicated by parenthetical history notes following amended provisions. The absence of a history note indicates that the provision remains unchanged from the original ordinance. Obvious misspellings and punctuation errors have been corrected without notation. For stylistic purposes, headings and catchlines have been made uniform and the same system of capitalization, citation to state statutes, and expression of numbers in text as appears in the Code of Ordinances has been used. Additions made for clarity are indicated by brackets.

Cross references: Any zoning ordinance or amendment to the zoning map or ordinance granting conditional use permits saved from repeal, § 1-9(a)(9); planning and zoning commission, § 2-131 et seq.; sale of alcoholic beverages near schools, churches or hospitals, § 6-13; buildings and building regulations, ch. 14; environment, ch. 30; floods, ch. 42; infrastructure standards, ch. 46; mobile homes and mobile home parks, ch. 54; natural resources, ch. 66; subdivisions, ch. 82. State law references: Authority of home rule city to divide city into zones or districts, V.T.C.A., Local Government Code §§ 211.003, 211.005, 211.013.

**Section 1**. Title of Ordinance

**Section 2**. Purpose

**Section 3**. Interpretation and Conflict

**Section 4**. Definitions

**Section 5**. Establishment of Districts and Boundaries

- 5.1. Zoning districts.
- 5.2. Zoning district map.
- 5.3. Interpretation of district boundaries.

**Section 6**. Application of District Regulations

6.1. [Application of regulations.]

**Section 7**. Use Districts

- 7.1. SD suburban district.
- 7.1.a. R rural single-family residential district.
- 7.2. R-1 single-family residential district.
- 7.2.a. R-1-A single-family residential district.
- 7.3. R-2 single-family residential district.
- 7.4. R-3 two-family residential district.
- 7.5. R-4 patio-cluster residential district.
- 7.6. R-5 townhouse residential district.
- 7.7. R-6 condominium residential district.

- 7.8. MF-1 multifamily residential district.
- 7.9. MF-2 multifamily residential district.
- 7.95. LC local commercial district.
- 7.96. LC-O local commercial office district.
- 7.10. LC-1 local retail restricted.
- 7.11. LC-2 local retail.
- 7.12. LC-3 retail.
- 7.125. LC-4 retail.
- 7.1255.BP business park district.
- 7.13. I industrial.
- 7.14. MH mobile home district.
- 7.15. CF community facilities.

# **Section 7A.** Architectural Design Standards

- 7A.1. Architectural design standards for non-residential, condominium and multifamily development.
- 7A.2. Architectural design standards for non-residential, condominium and multifamily development.
- 7A.3. Prohibitions.
- 7A.4. Modified standards for existing nonresidential, multifamily and condominium projects.
- 7A.5. Administration.

#### **Section 8**. PD Planned Development District

- 8.1. Intent and purpose.
- 8.2. Requirements for a PD district application.
- 8.3. Procedures for PD district application processing.
- 8.4. Use regulations.

## **Section 9.** Supplementary District Regulations

- 9.1. Visibility at intersections.
- 9.2. Accessory buildings and structures in residentially zoned areas.
- 9.3. Erection of more than one principal structure on a lot.
- 9.4. Exceptions to height regulations.
- 9.5. Structures to have access.
- 9.6. Parking, storage, or use of major recreational or utility equipment.
- 9.7. Stopping, standing, parking of commercial vehicles.
- 9.8. Garages.
- 9.9. Model home sales office site.
- 9.10. Special events.
- 9.11. Location Requirements of Sexually Oriented Business.
- 9.12. Industrialized Housing.
- 9.13. Child-care facility regulations.
- 9.14. Trash disposal regulations.
- 9.15. Portable storage unit regulations in suburban and residential districts.
- 9.16. Home occupation regulations.

# **Section 10**. Newly Annexed Territory

## **Section 11**. Landscaping

- 11.1. Purpose.
- 11.2. Requirements for plants used for landscaping.
- 11.3. Requirements for fences, walls and berms used for landscaping.
- 11.4. Transitional bufferyards.
- 11.5. Off-street parking areas.
- 11.6. Interior landscaping.
- 11.7. Monument signs.
- 11.8. General requirements.
- 11.9. Conflict with other regulations.
- 11.10. Landscape plan.
- 11.11. Changes to the landscape plan.

# **Section 12**. Parking Regulations

- 12.1. General requirements.
- 12.2. Standards for off-street parking.
- 12.3. Shared off-street parking.
- 12.4. Dimensions of off-street parking spaces and parking aisles.
- 12.5. Handicapped parking.
- 12.6. Loading facilities.
- 12.7. Change or expansion of use.

## **Section 13**. Sign Regulations

- 13.1. Purpose.
- 13.2. Permits.
- 13.3. Design standards.
- 13.4. Sign construction and maintenance.
- 13.5. Prohibited signs.
- 13.6. Signs permitted and regulated in residential and suburban districts.
- 13.7. Signs permitted and regulated in commercial and industrial districts.
- 13.8. Signs for special events.
- 13.9. Signs for areas zoned specific use.
- 13.10. Signs displaying noncommercial messages.
- 13.11. Obsolete signs.
- 13.12. Nonconforming signs.
- 13.13. Variance.
- 13.14. Exceptions and exemptions.
- 13.15. Application of regulations in the extraterritorial jurisdiction of the city.

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- 14.3. Community fencing.

## **Section 15**. Specific Use Permits

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- 15.2. Uses requiring permit.
- 15.3. Procedure.
- 15.4. Planning and zoning commission report.
- 15.5. City council approval.

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#### Section 15B. Towers

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- 15B.2. Specific use permit required.
- 15B.3. Specific use permit not required.
- 15B.4. General requirement and regulations for towers and antennae.
- 15B.5. Shared use for all towers and antennae.
- 15B.6. Removal of unsafe antennae and towers.
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- 15B.8. Dismantling of surplus height.
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## **Section 16**. Nonconforming Use of Land or Buildings; Nonconforming Structures

- 16.1. Intent.
- 16.2. Types of nonconformity.
- 16.3. Nonconforming status.
- 16.4. Nonconforming uses involving structures, nonconforming structures or a combination thereof.
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#### **Section 17** Administration

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- 17.2. Building permits required.
- 17.3. Expiration of building permit.
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- 18.2. Powers.
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- **Section 20**. Schedule of Fees, Charges, and Expenses
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- Section 23. Culpable Mental State
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